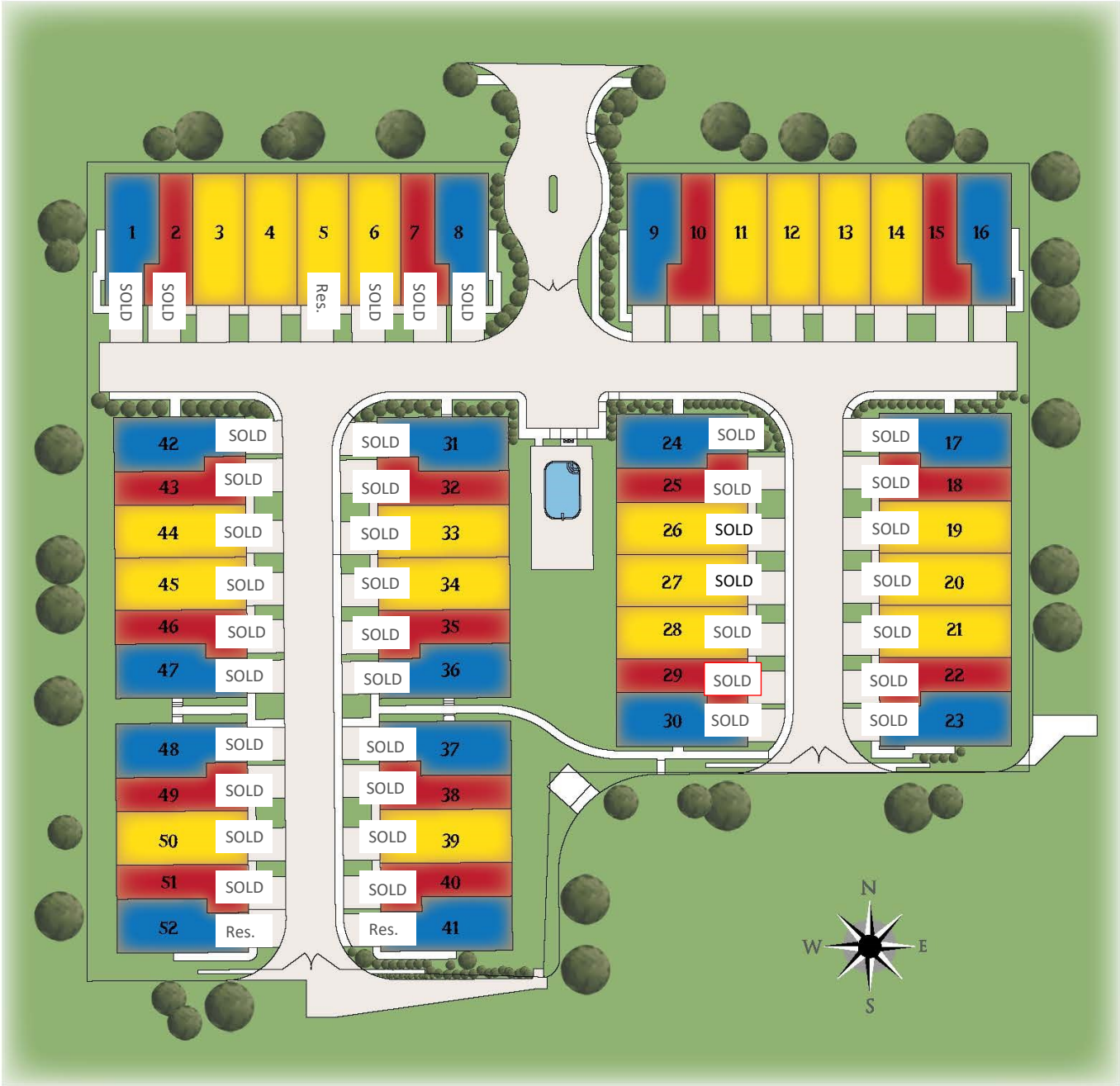




Gated Luxury Townhome Community



SANTORINI SITE PLAN



*All renderings , floor plans, maps and displays are artists' conceptions and are not intended to be an actual depiction of the home or its surroundings.

Unit #48-52 Pricing

<u>Floor Plan</u>	<u>Square Feet</u>	<u>Base Price</u>
Theo	1,733	\$319,900
Alexander	2,216	\$359,900
Helena	2,054	\$379,900

*Pricing subject to change at Builder's discretion

*Square footage is approximate, MOL



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Unit #37-41 Pricing

<u>Floor Plan</u>	<u>Square Feet</u>	<u>Base Price</u>
Theo	1,733	\$329,900
Alexander	2,216	\$369,900
Helena	2,054	\$389,900

*Pricing subject to change at Builder's discretion

*Square footage is approximate, MOL



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Unit #1-8 Pricing

<u>Floor Plan</u>	<u>Square Feet</u>	<u>Base Price</u>
Theo	1,733	\$334,900
Alexander	2,216	\$374,900
Helena	2,054	\$394,900

*Pricing subject to change at Builder's discretion

*Square footage is approximate, MOL



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Unit #9-16 Pricing

<u>Floor Plan</u>	<u>Square Feet</u>	<u>Base Price</u>
Theo	1,733	\$342,400
Alexander	2,216	\$382,400
Helena	2,054	\$404,900

*Pricing subject to change at Builder's discretion

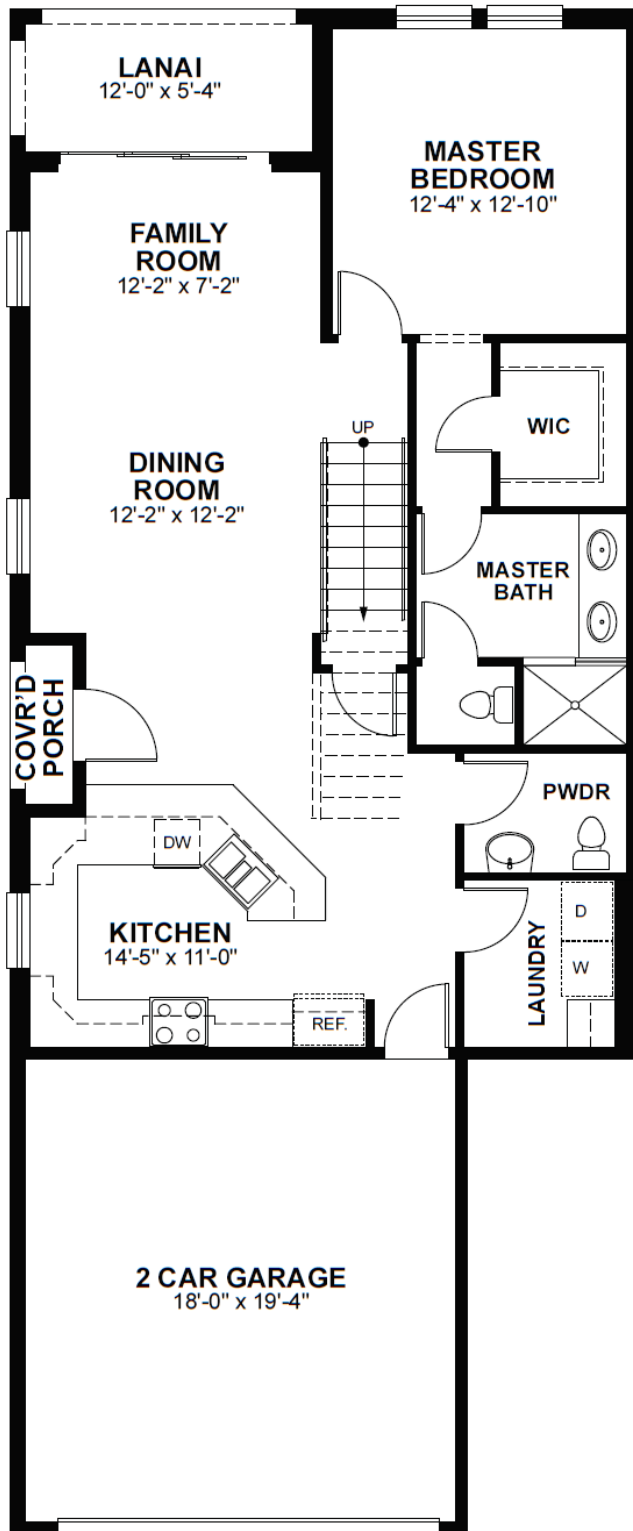
*Square footage is approximate, MOL



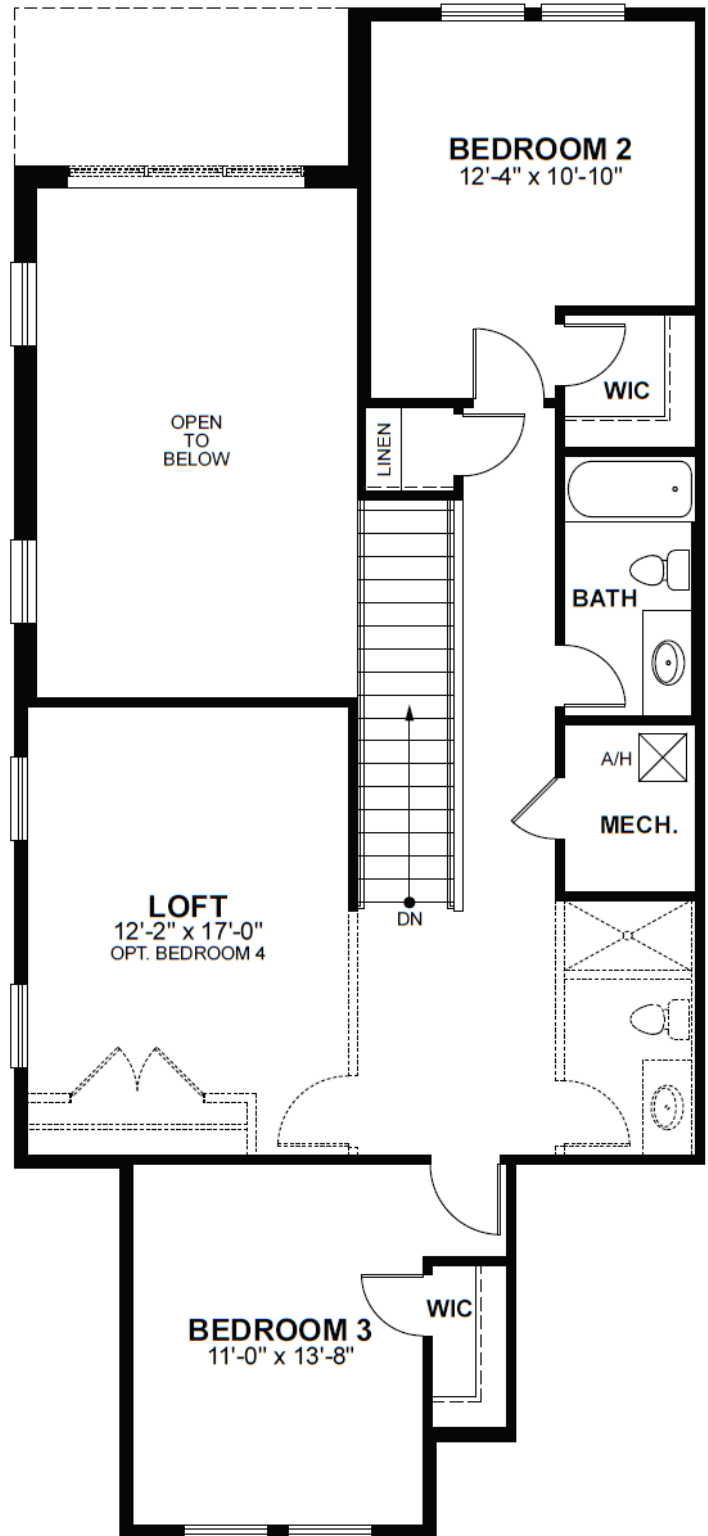
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Helena
2,054 sq. ft.
3 bed 2.5 bath

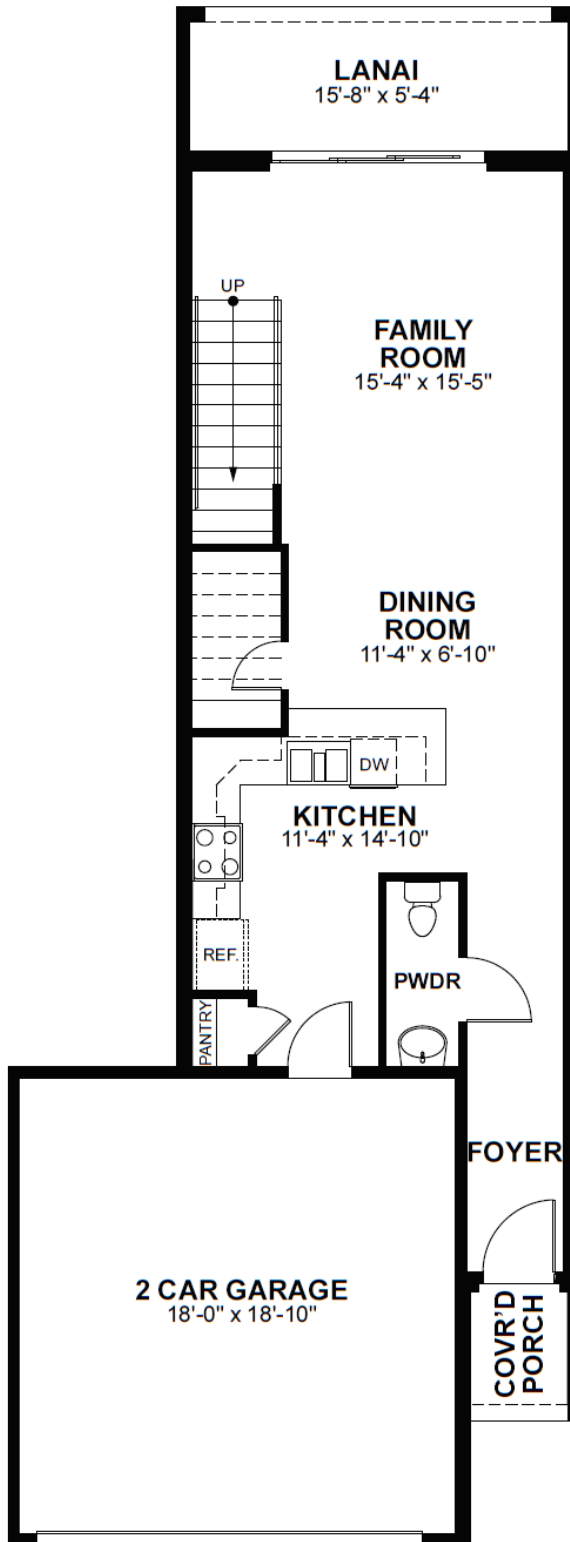


First Floor

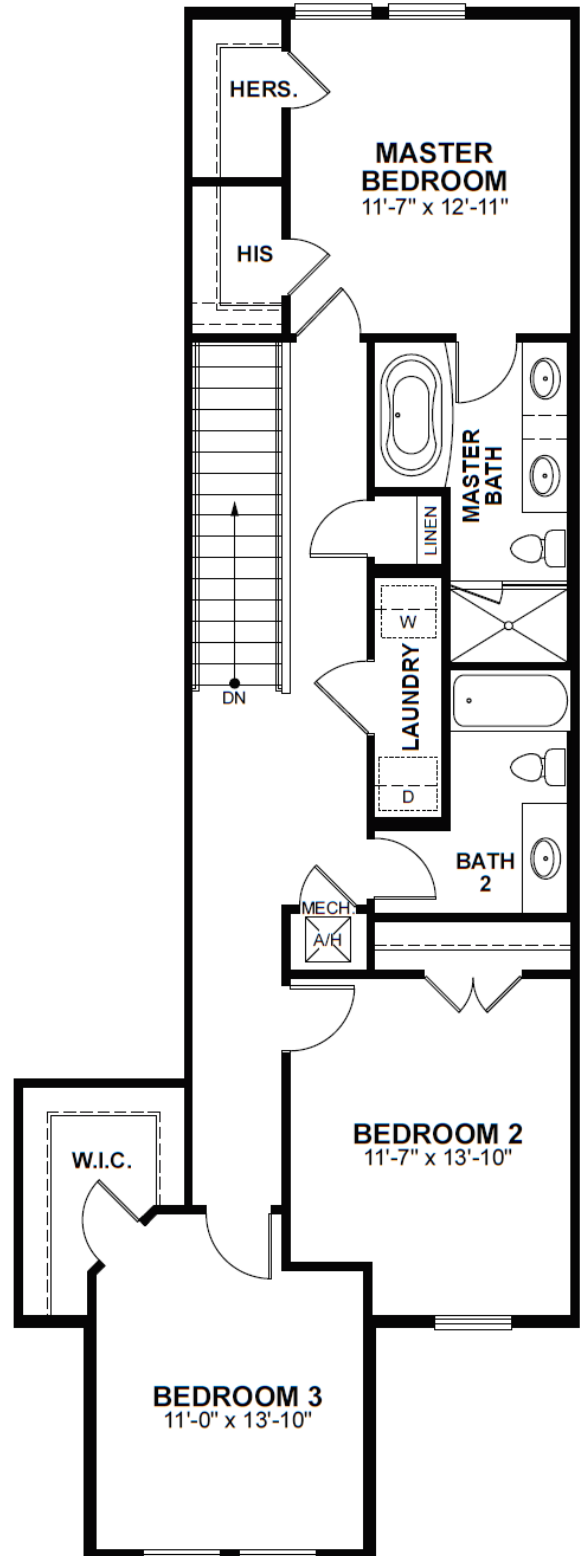


Second Floor

Theo
1,733 sq. ft.
3 bed 2.5 bath

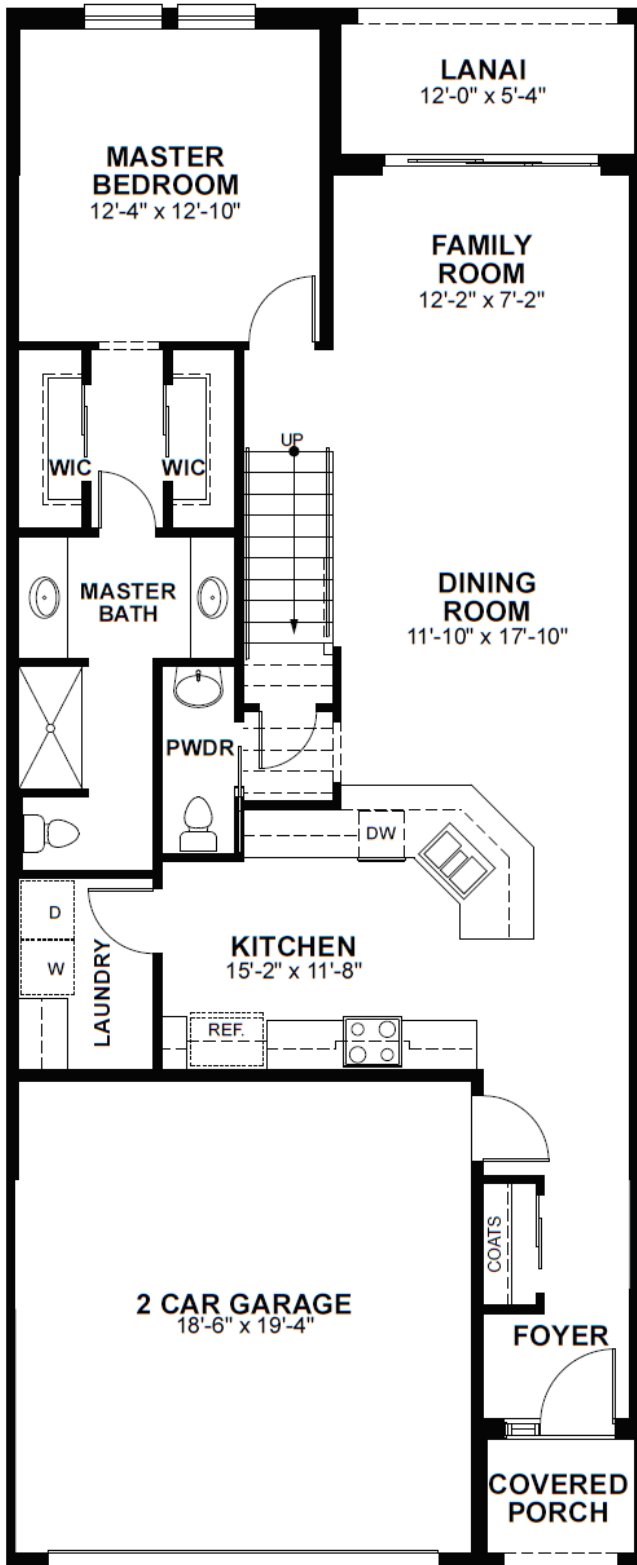


First Floor

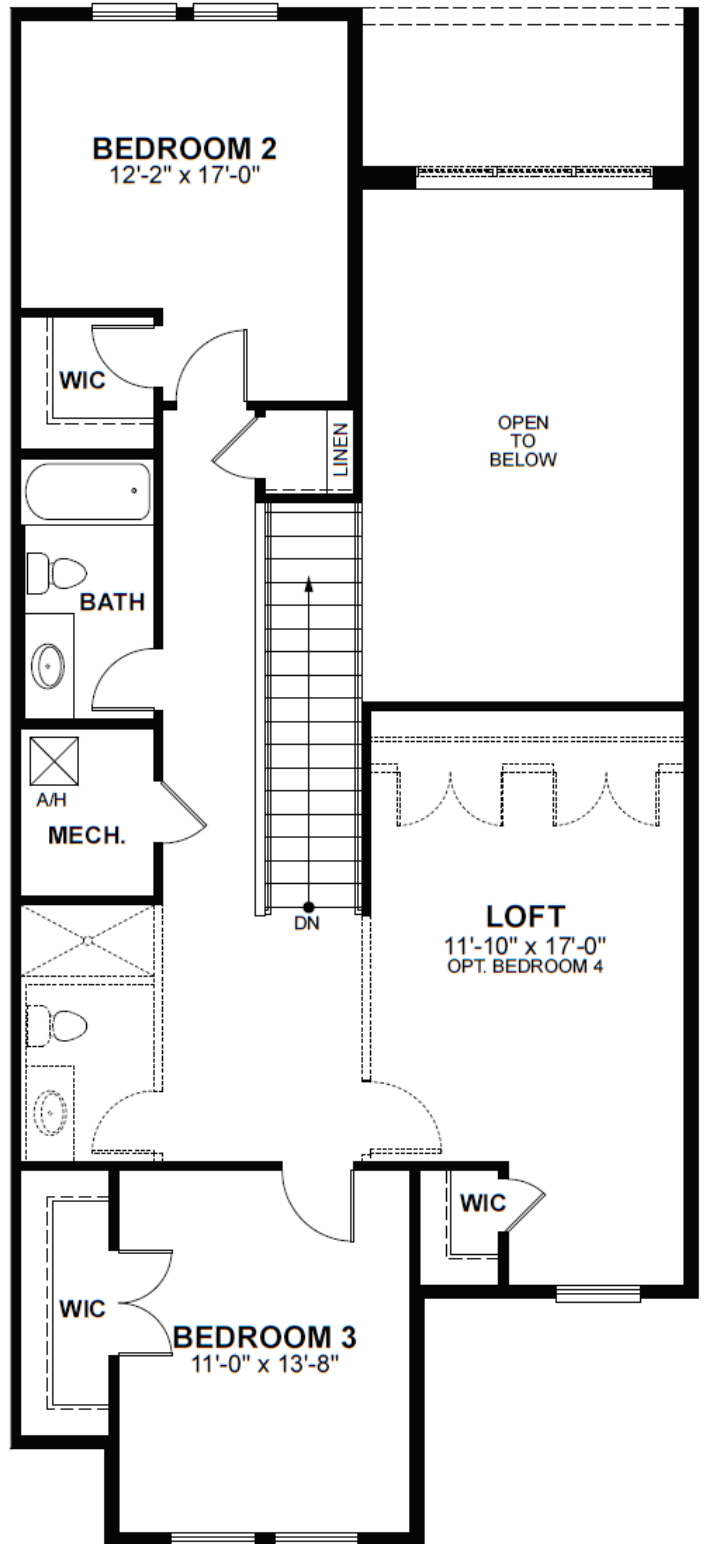


Second Floor

Alexander
2,216 sq. ft.
3 bed 2.5 bath



First Floor



Second Floor

*Square footage is approximate, MOL

HOA Information

Homeowner's Association 2021 Information

\$185 per Month

One Time Initial Capital Contribution of \$300

Services Included with HOA fee:

- Landscaping & Irrigation of all common areas
- Streetlight & Curb maintenance
- Maintenance of pool, wall, fencing, and gate
- Reserve funding for long-term management and upkeep of common areas

*Current HOA fees are based on 2020 Annual budget and subject to change without notice. Please contact your sales representative for details.



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Standard Features

Interior

- 9'4" ceiling height first level
- 9' vaulted ceiling height second level
- Spanish Lace textured ceilings throughout
- Orange peel textured walls throughout
- Square corner bead on all 90° outside drywall corners, around windows and doors
- Benjamin Moore (or equal) interior flat latex primer and interior latex flat finish paint on walls and ceilings in designer white
- Vinyl, low-e, energy efficient windows
- Molded Panel, hollow-core interior doors
- 2 1/4" Colonial style casing around all interior doors and 3 1/4" Colonial style wood baseboard throughout house
- Polo Kwikset (or equal) doorknobs
- Marble windowsills on all non-radius windows
- Granite countertops with 4" backsplash in Kitchen and all Bathrooms. Standard & upgraded color choices available
- Ceramic tile flooring in bathrooms and laundry room; vinyl flooring in kitchen, living room/dining room, and foyer
- All wood, soft close cabinets in standard and upgraded styles and stains
- Stainless Steel Whirlpool appliance package, including refrigerator, dishwasher, stove, and mounted microwave
- Window treatments, ceiling fixtures, mirrors, and glass shower doors not included

Exterior

- West Indies design with two tone paint scheme, stone façade, & molded trim to accentuate building features
- Professional engineered roof system with Fiberglass three dimensional shingle roofing
- Professional engineered concrete slab and masonry block with vertical steel reinforcements
- Impact resistant 2 Car Garage Door
- Underground utilities for water, sewer, telephone and television cable.

Energy Efficient Features

- R-38 fiberglass insulation in all flat ceilings
- R-19 exterior framed wall insulation
- R-5 masonry wall insulation
- High efficiency, electric water heater supplied with a 6 year limited tank and parts warranty
- Whirlpool Energy Star appliances (or equal) 36" Refrigerator, Electric Range, Over the Range Microwave and Dishwasher
- Rheem minimum 15 SEER, high efficiency heat pump/central air-conditioning with programmable thermostat
- Dual-zone AC in all townhome units

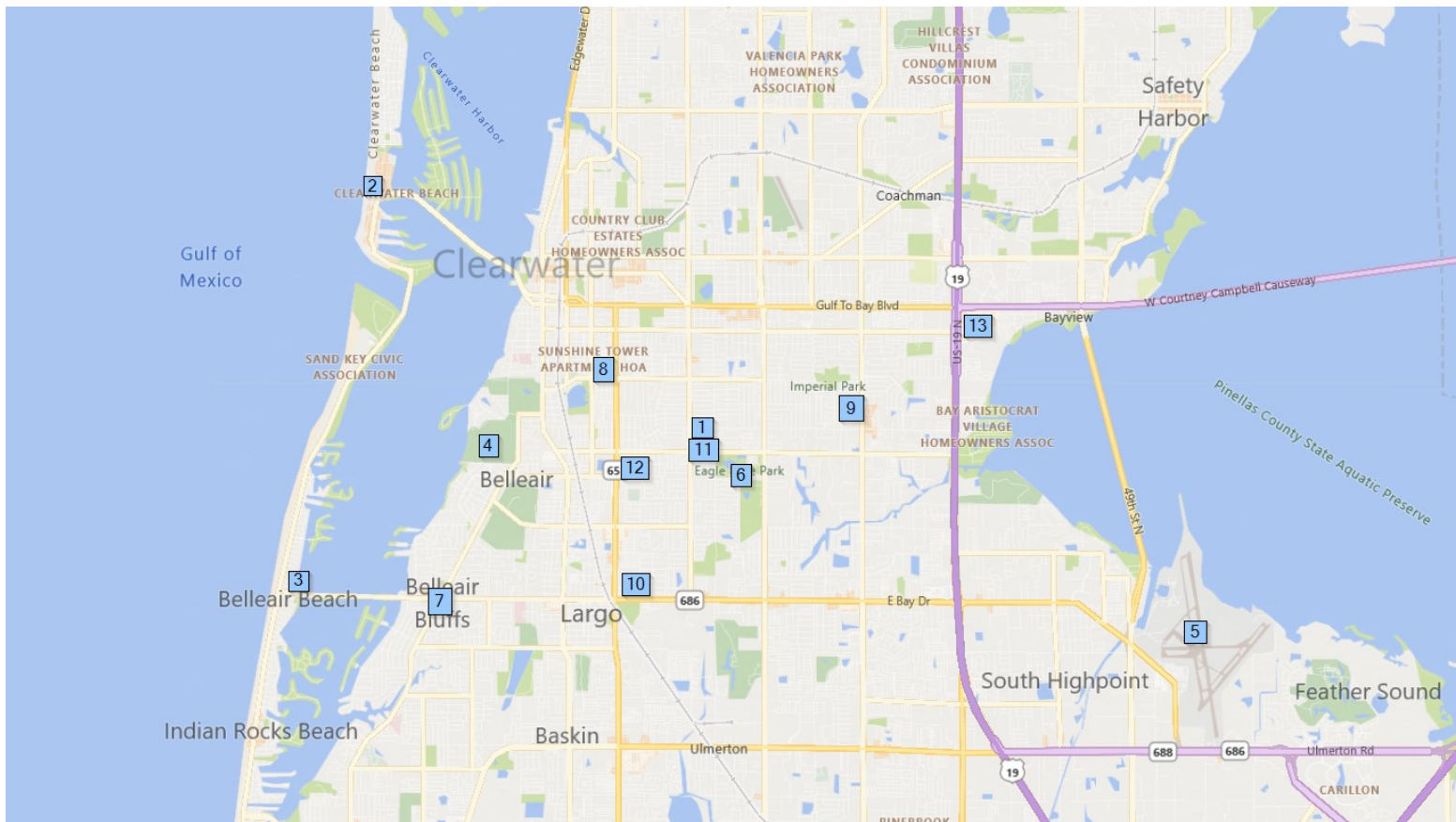
Plumbing & Mechanical Features

- Glow Guard CPVC plumbing lines
- 1/2 HP garbage disposal for Kitchen Sink
- Moen (or equal) faucets
- Pelican (or equal) stainless steel under counter sink in Kitchen
- Pelican (or equal) lavatory bowls (white) in bathrooms
- Electrical front door chime
- White Leviton Decora lever switches and receptacles (per plan)
- Recessed can lighting as per plan
- Standard lighting fixture selection for bathrooms in Santorini Trace approved style

* Please see a sales representative for more details. Not all features are available with all home sites and/or homes. Features are subject to change without prior notice.



Community Information



Key Points of Interest

1. Santorini Trace
2. Clearwater Beach
3. Belleair Beach
4. Belleair Country Club
5. St. Pete/Clearwater International Airport
6. Eagle Lake Park
7. Belleair Bluffs

Education

8. Belleair Elementary
9. Oak Grove Middle School
10. Largo High School

Shopping

11. Publix
12. Walgreens
13. Clearwater Mall

*This information is to the best of the seller's knowledge. Seller is not responsible for the accuracy of this information. School assignments can be changed without notice. There is no guarantee of school assignments for this community. Items are subject to change without notice.



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